043.0	0001	0004.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	999,300 / 999,300
					USE VALUE:	999,300 / 999,300
					ASSESSED:	999,300 / 999,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88	-90	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AZNAVOURIAN STEVEN E/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	97 FALMOUTH RD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,591 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2498 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5591.000	524,500	4,600	470,200	999,300
Total Card	0.128	524,500	4,600	470,200	999,300
Total Parcel	0.128	524,500	4,600	470,200	999,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.04 | /Parcel: 400.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	29846
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!3616!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0001-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	524,700	4600	5,591.	470,200	999,500	999,500	Year End Roll	12/18/2019
2019	104	FV	390,200	4600	5,591.	499,600	894,400	894,400	Year End Roll	1/3/2019
2018	104	FV	390,200	4600	5,591.	364,400	759,200	759,200	Year End Roll	12/20/2017
2017	104	FV	365,700	4600	5,591.	317,400	687,700	687,700	Year End Roll	1/3/2017
2016	104	FV	365,700	4600	5,591.	270,400	640,700	640,700	Year End	1/4/2016
2015	104	FV	325,400	4600	5,591.	264,500	594,500	594,500	Year End Roll	12/11/2014
2014	104	FV	325,400	4600	5,591.	217,500	547,500	547,500	Year End Roll	12/16/2013
2013	104	FV	338,800	4600	5,591.	206,900	550,300	550,300		12/13/2012

PRINT

Date	Time
12/10/20	18:49:28

LAST REV

Date	Time
04/09/19	14:28:55
apro	
3616	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AZNAVOURIAN LYN	70503-47		1/12/2018	Convenience	1	No	No		Lynette E Aznavourian (as remainder) --->Trus
AZNAVOURIAN LYN	62434-21		8/12/2013	Convenience	1	No	No		
	15270-19		10/1/1983		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2008	269	Re-Roof	6,825			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29846
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5591		Sq. Ft.	Site		0	80.	1.05	1									470,185						470,200	

Total AC/HA: 0.12835 | Total SF/SM: 5591 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 470,185 | Spl Credit | Total: 470,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07033622
Const Adj.:	0.98000199
Adj $ / SQ:	178.318
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644385
Depreciation:	119856
Depreciated Total:	524530

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

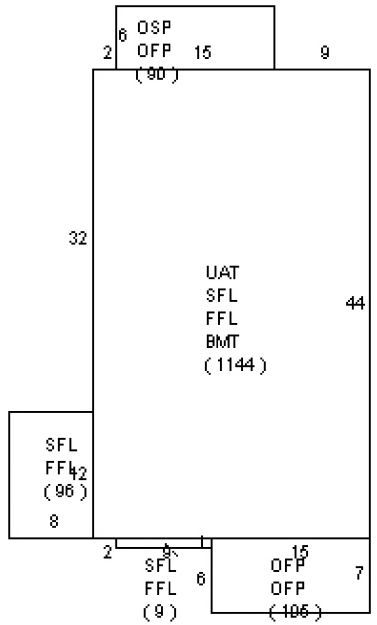
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,249	178.320	222,720
SFL	Second Floor	1,249	178.320	222,720
BMT	Basement	1,144	53.500	61,199
OFP	Open Porch	300	21.560	6,468
UAT	Upper Attic	286	71.330	20,400
OSP	Screen Porch	90	37.550	3,380

Net Sketched Area:	4,318			Total:	536,887
Size Ad	2498	Gross Are	5176	FinArea	2498

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.32
Special Features:	0	Val/Su Net:	121.47
Final Total:	524500	Val/Su SzAd	209.97

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0001-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1925	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600